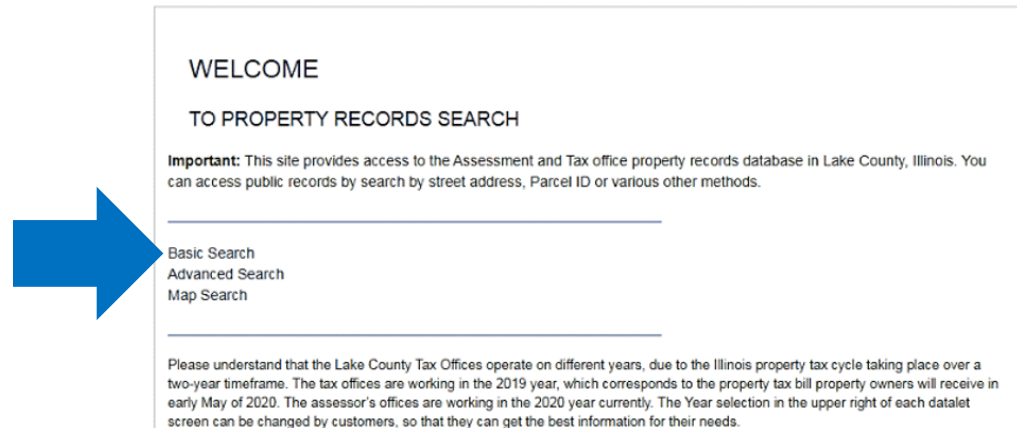
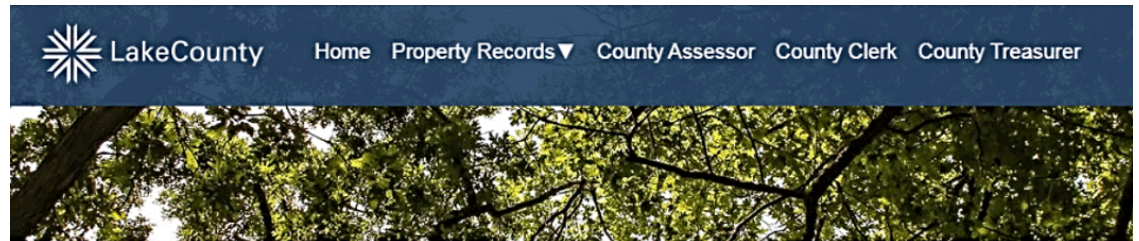


Evaluating an Assessment and Creating an Assessment Comparison Grid

8/26/20

To Begin:

- Go to www.tax.lakecountyil.gov
- Click on Basic Search
- Click Agree on the next screen



Use the Property Records Search to find a wealth of real estate assessment and tax data. The Comparison Grid can be used to help evaluate your assessment for uniformity and compare recent sales of similar properties. The links in the title bar will navigate to specific County Departments including the Board of Review to file an appeal.

Search for your property

Basic Search

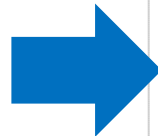
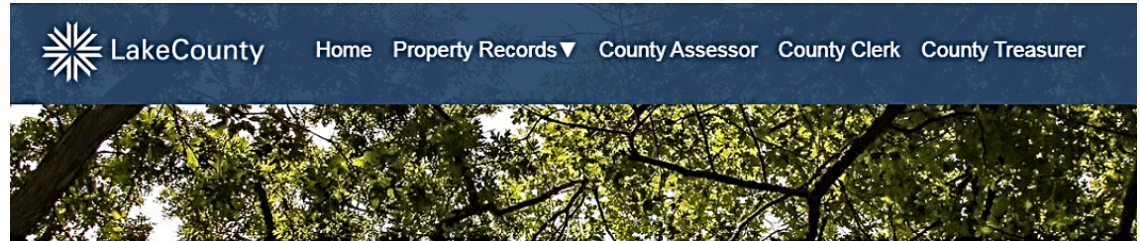
Enter the Parcel ID (PIN)

Owner Name

or Address

Do not populate multiple search fields as it will not produce results.

Click Search



Basic Search

Parcel ID

Owner

Billing Name

Address No Dir Street Township

Suffix Suffix 2

Unit

City Name

Zip Code:

Filter By

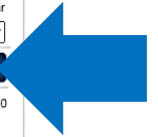
Asmt Year

Options Sort by: Parcel ID Ascending Results/page: 15

Search

Data Current as of August 19, 2020

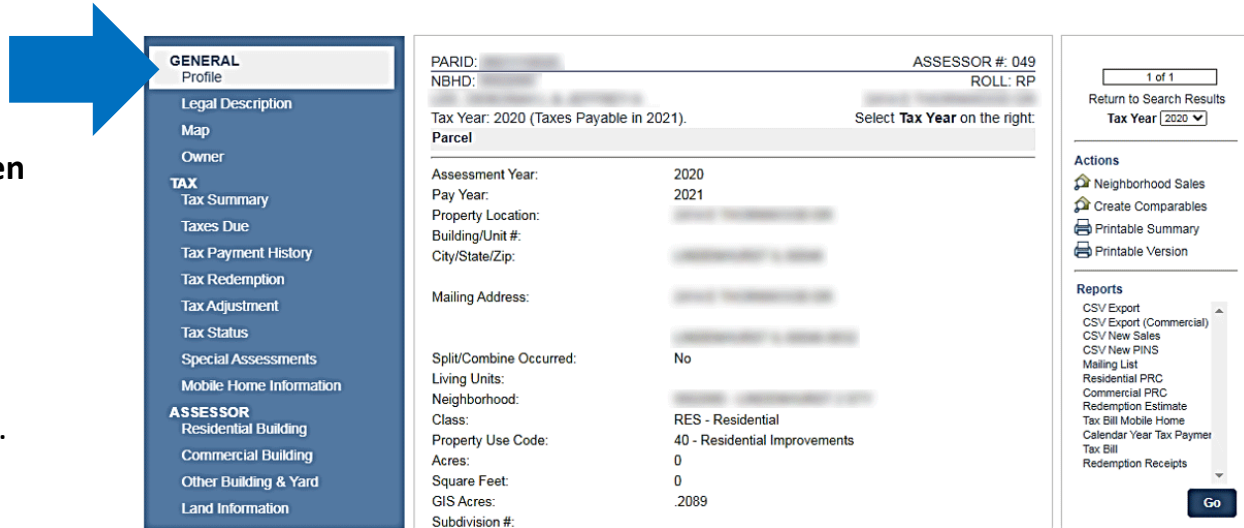
Owner name should be entered as *LastName, FirstName*
A wildcard is assumed at the end; to include a wildcard in another position type an asterisk (*). For example:
• "Frank" will return: Frank, Franklin, Franken, Frankel, etc.
• "B*o*ski" will return: Bojarski, Bronowski, Bukowski, etc.



Property Information Screen

This is the main screen to find a wealth of data.

Scroll along the left side to find numerous subject tabs.



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Taxes Due
Tax Payment History
Tax Redemption
Tax Adjustment
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Mobile Home Information

ASSESSOR
Residential Building
Commercial Building
Other Building & Yard
Land Information

PARID: [REDACTED] ASSESSOR #: 049
NBHD: [REDACTED] ROLL: RP

Tax Year: 2020 (Taxes Payable in 2021). Select **Tax Year** on the right:
Parcel

Assessment Year: 2020
Pay Year: 2021
Property Location: [REDACTED]
Building/Unit #: [REDACTED]
City/State/Zip: [REDACTED]
Mailing Address: [REDACTED]

Split/Combine Occurred: No
Living Units: [REDACTED]
Neighborhood: [REDACTED]
Class: RES - Residential
Property Use Code: 40 - Residential Improvements
Acres: 0
Square Feet: 0
GIS Acres: .2089
Subdivision #: [REDACTED]

1 of 1
Return to Search Results
Tax Year [2020]

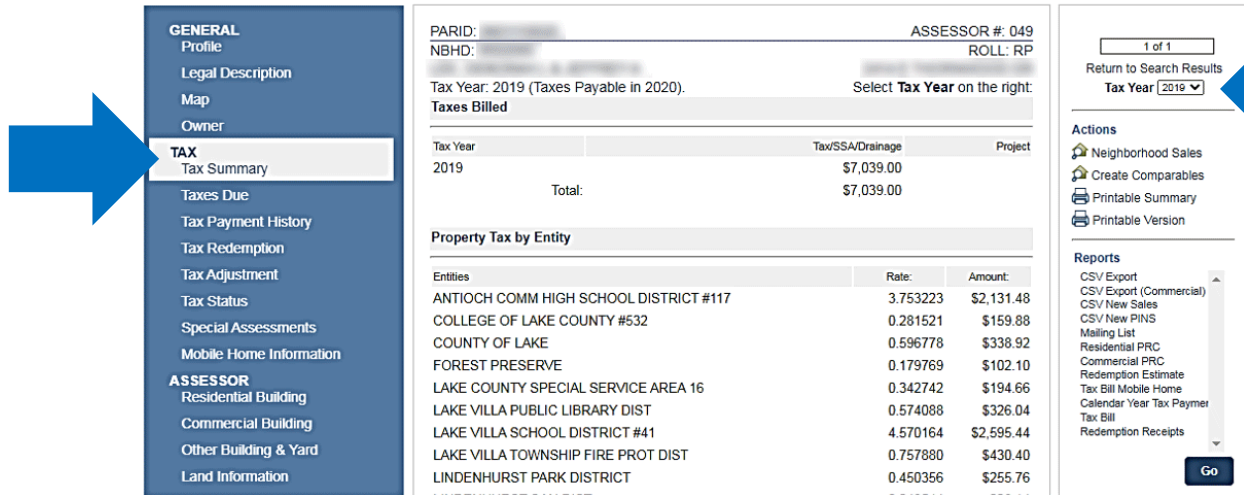
Actions
Neighborhood Sales
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Printable Summary
Printable Version

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CSV New Sales
CSV New PINS
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Tax Tab

To find Real Estate Tax Data change the Tax Year to the most recent year in the dropdown box.



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Residential Building
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Land Information

PARID: [REDACTED] ASSESSOR #: 049
NBHD: [REDACTED] ROLL: RP

Tax Year: 2019 (Taxes Payable in 2020). Select **Tax Year** on the right:
Taxes Billed

Tax Year	Tax/SSA/Drainage	Project
2019		
Total:	\$7,039.00	

Property Tax by Entity

Entities	Rate:	Amount:
ANTIOCH COMM HIGH SCHOOL DISTRICT #117	3.753223	\$2,131.48
COLLEGE OF LAKE COUNTY #532	0.281521	\$159.88
COUNTY OF LAKE	0.596778	\$338.92
FOREST PRESERVE	0.179769	\$102.10
LAKE COUNTY SPECIAL SERVICE AREA 16	0.342742	\$194.66
LAKE VILLA PUBLIC LIBRARY DIST	0.574088	\$326.04
LAKE VILLA SCHOOL DISTRICT #41	4.570164	\$2,595.44
LAKE VILLA TOWNSHIP FIRE PROT DIST	0.757880	\$430.40
LINDENHURST PARK DISTRICT	0.450356	\$255.76
LINDENHURST PARK DIST	0.450356	\$255.76

1 of 1
Return to Search Results
Tax Year [2019]

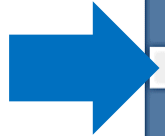
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Assessor Residential Building

This tab will display the residential building characteristics summary.



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Agricultural Land Info.
CAMA Summary
Values Current
Values History
Property Transfer History

PARID: [REDACTED] ASSESSOR #: 049
NBHD: [REDACTED] ROLL: RP

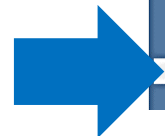
Tax Year: 2019 (Taxes Payable in 2020). Select **Tax Year** on the right:
Residential/Ag Building

Record #: [REDACTED]
Card #: 1
Class: [REDACTED]
Story Height: 1
Architectural Style: 5 – CONVENTIONAL
Exterior Wall Cover: WS - WOOD SIDING
Exterior Wall Cover 2: -
Foundation Material: 3 – FORMED CONC
Foundation Const: 0 – NORMAL FOR CLASS
Roof Type: 101 – GABLE
Roof Material: 101 – Comp sh to 235#
Year Built: 1973
Effective Year: 1973
Remodeled: [REDACTED]
Physical Condition: A – AVERAGE CONDITION
Grade: 45 - Avg
CDU: AV – AVERAGE (4)
Bedrooms: 3
Half Baths: 0
3 Fix Baths: 2
4 Fix Baths: 0
5 Fix Baths: 0
Additional Fixtures: 0
TOTAL FIXTURES: 6

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Return to Search Results
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Value History

This tab will display the valuation history from the current year back to 2002.



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Property Transfer History

PARID: [REDACTED] ASSESSOR #: 049
NBHD: [REDACTED] ROLL: RP

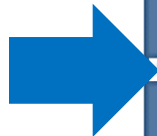
Tax Year: 2019 (Taxes Payable in 2020). Select **Tax Year** on the right:
Values History

Asmt Year	Pay Year	Class	Land AV	Building AV	Total AV	Land MV	Bldg MV	Total MV	Taxable EAV	Value Change Reason
2020	2021	RES	\$8,545	\$55,926	\$64,471	\$25,638	\$167,795	\$193,433	\$58,471	3 – SA Equalization
2019	2020	RES	\$8,212	\$53,749	\$61,961	\$24,638	\$161,263	\$185,901	\$56,791	3 – SA Equalization
2018	2019	RES	\$11,554	\$48,855	\$60,409	\$34,667	\$146,578	\$181,245	\$54,409	0 – Conversion
2017	2018	RES	\$11,246	\$47,552	\$58,798	\$33,742	\$142,669	\$176,411	\$52,798	0 – Conversion
2016	2017	RES	\$10,791	\$45,627	\$56,418	\$32,376	\$136,892	\$169,268	\$50,418	0 – Conversion
2015	2016	RES	\$10,078	\$42,614	\$52,692	\$30,238	\$127,853	\$158,091	\$46,692	0 – Conversion
2014	2015	RES	\$10,125	\$40,671	\$50,796	\$30,378	\$122,024	\$152,402	\$44,796	0 – Conversion
2013	2014	RES	\$11,438	\$50,515	\$61,953	\$34,319	\$151,562	\$185,881	\$55,953	
2012	2013	RES	\$11,554	\$51,025	\$62,579	\$34,666	\$153,093	\$187,759	\$56,579	
2011	2012	RES	\$12,110	\$53,480	\$65,590					
2010	2011	RES	\$12,714	\$55,207	\$67,921					
2009	2010	RES	\$13,376	\$58,082	\$71,458					
2008	2009	RES	\$12,979	\$56,357	\$69,336					
2007	2008	RES	\$12,605	\$54,731	\$67,336					
2006	2007	RES	\$12,028	\$51,314	\$63,342					
2005	2006	RES	\$11,478	\$48,968	\$60,446					
2004	2005	RES	\$10,642	\$45,400	\$56,042					
2003	2004	RES	\$10,409	\$44,405	\$54,814					
2002	2003	RES	\$10,308	\$43,974	\$54,282					

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Exemption History

This tab will display the Exemptions applied to your property. Please review this tab to ensure you are receiving all the exemptions for which you are entitled.



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Values Current

Values History

Property Transfer History

Conveyance History

Exemptions Current

Exemption History

Preferential Application

Appeals History

Appeals Comparables (Smartfile)

PARID: [REDACTED] ASSESSOR #: 049

NBHD: [REDACTED] ROLL: RP

Tax Year: 2020 (Taxes Payable in 2021). Select Tax Year on the right:

Exemption History

Tax Year	GHE	SCHE	SCAFHE	HIE	DPHE	DVSHE	RVHE	DVHE	NDHE
2020	\$6,000								
2019	\$6,000								
2018	\$6,000								
2017	\$6,000								
2016	\$6,000								
2015	\$6,000								
2014	\$6,000								
2013	\$6,000								
2012	\$6,000								
2011	\$6,000								
2010	\$6,000			\$962					
2009	\$6,000			\$1,012					
2008	\$5,500			\$982					
2007	\$5,000			\$954					
2006	\$5,000								
2005	\$5,000								
2004	\$5,000								
2003	\$3,500								
2002	\$3,500								

Exemption Notes

GHE – General Homestead Exemption
SCHE – Senior Citizens Homestead Exemption
SCAFHE – Senior Citizens Assessment Freeze Homestead Exemption
HIE – Homestead Improvement Exemption
DPHE – Homestead Exemption For Persons With Disabilities
DVSHE – Standard Homestead Exemption For Veterans With Disabilities
RVHE – Returning Veterans Homestead Exemption
DVHE – Veterans With Disabilities Exemption For Specially-Adapted Housing
NDHE – Natural Disaster Homestead Exemption

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Actions

Create Comparable

Select Create Comparables to begin a comparable search and create a Comparable Grid.



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Land Information

PARID: [REDACTED] ASSESSOR #: 049

NBHD: [REDACTED] ROLL: RP

Tax Year: 2020 (Taxes Payable in 2021). Select Tax Year on the right:

Parcel

Assessment Year: 2020

Pay Year: 2021

Property Location:

Building/Unit #:

City/State/Zip:

Mailing Address:

Split/Combine Occurred: No

Living Units:

Neighborhood:

Class: RES - Residential

Property Use Code: 40 - Residential Improvements

Acres: 0

Square Feet: 0

GIS Acres: .2089

Subdivision #:

1 of 1

Return to Search Results

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Comparable Search

This is the main search screen.
There are 3 buttons at the top to determine the type of search to be completed.

It is suggested to select the Sales radio button. This will find comparable sales and provide assessment comparability.

Comparable Search

Search Criteria 

☐ Simple ☐ Advanced ☒ Sales

Architectural Style Basement

Story Height Distance (mi)

Year Built From To Township

Above Ground Area From To Neighborhood

Date of Sale From To Sale Type

Sale Price From To

Quick Add

Comparable 1 Comparable 2 Comparable 3 Comparable 4 Comparable 5

Search Results

PIN	Address	Yr Blt	Style	Stories	AGLA	Bsmt	Total AV	Last Sale	Sale Price	Sale Type	Distance
-----	---------	--------	-------	---------	------	------	----------	-----------	------------	-----------	----------


Refine Search Criteria

To find better results, it is suggested to remove (make blank) the fields Architectural Style, Story Height, and Year Built.

Increase the “Above Ground Area” to a larger area. Change the “From” sale date range to two years prior to the auto populated “To” date in order to get the most recent sales.

Click Search

Comparable Search

Search Criteria 

☒ Simple ☐ Advanced ☐ Sales

Architectural Style Basement

Story Height Distance (mi)

Year Built From To Township





Above Ground Area From To Neighborhood

Quick Add

Comparable 1 Comparable 2 Comparable 3 Comparable 4 Comparable 5

Search Results

PIN	Address	Yr Blt	Style	Stories	AGLA	Bsmt	Total AV	Last Sale	Sale Price	Sale Type	Distance
-----	---------	--------	-------	---------	------	------	----------	-----------	------------	-----------	----------

Comparable Search

After Searching, the program will create a list of potential comparables.

Each of the column headings can be sorted.

Select up to 5 properties to compare by checking the box or enter the PIN in the fields under Quick Add.

Next click Compare.

Comparable Search

Search Criteria

Quick Add

Comparable 1

Comparable 2

Comparable 3

Comparable 4

Comparable 5

Search Results

	PIN	Address	Yr Blt	Style	Stories	AGLA	Bsmt	Total AV	Last Sale	Sale Price	Sale Type	Distance
			1973	CONVENT IONAL	1	1,614	Y	64,471	02/07/20		QC	0
<input type="checkbox"/>			1986	CONVENT IONAL	1	1,380	Y	63,603	04/22/20		DT	13,595
<input checked="" type="checkbox"/>			1965	CONVENT IONAL	2	1,541	Y	55,982	03/26/20	190,000	WD	5,128
<input checked="" type="checkbox"/>			1965	CONVENT IONAL	2	1,812	N	67,542	02/18/20	203,000	WD	6,119
<input type="checkbox"/>			1966	CONVENT IONAL	2	1,671	N	62,285	12/10/19	106,400	WD	10,242
<input checked="" type="checkbox"/>			1973	CONVENT IONAL	2	1,860	N	65,604	10/21/19	212,000	WD	14,445
<input type="checkbox"/>			2003	CONVENT IONAL	2	1,347	Y	66,731	09/24/19		OT	
<input type="checkbox"/>			2002	CONVENT	2	1,566	Y	73,076	08/01/19	120,000	TR	

Clear

Search

Compare

Close

Finding the best comparables

It can be difficult to find the best comparables. It may take several attempts using different search criteria and different sorting. The best advice is to use the most recent sales; most similar style of construction i.e. 1 story to 1 story; most similar in above grade living area (AGLA). The comparison grid, shown next, can help with those decisions. Make sure if you find a good comparable that you note the PIN before searching again.




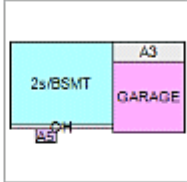

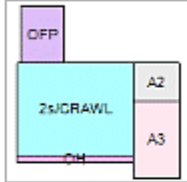
Comparison Grid part 1

This example only shows 2 comparables. Up to 5 comparables can be selected.

The upper section of the grid displays the photos, building sketch, location, and land size information.

The middle section of the grid compares the dwelling data – characteristics. Some of the more important comparisons are Year Built, AGLA, Basement.

Note: Bedroom count is informational.

Subject Parcel	Comparable-1	Comparable-2
Parcel ID: [REDACTED] Card: 1 Salekey:	[REDACTED]	[REDACTED]
 	 	 
Address: [REDACTED] City Zip: [REDACTED] Neighborhood: [REDACTED] Nbhd Desc: [REDACTED] Total Acres: 2089 Land SF: 9,100 Land Method: SQ. FOOT Distance: 0 ft.	[REDACTED] [REDACTED] [REDACTED] [REDACTED] 2180 9,410 SQ. FOOT 1,663 ft.	[REDACTED] [REDACTED] [REDACTED] [REDACTED] 2286 10,010 SQ. FOOT 4,403 ft.
Dwelling Data		
Story Height: 1	2	2
Style: 5	5	5
Style Desc.: CONVENTIONAL	CONVENTIONAL	CONVENTIONAL
Exterior Wall: WS-WOOD SIDING	WS-WOOD SIDING	WS-WOOD SIDING
Exterior Wall 2:		
Year Built / Eff.: 1973/1973	1966/1966	1973/1973
CDU: AVERAGE (4)	AVERAGE (4)	AVERAGE (4)
Grade: 4S-Aug	4S-Aug	4S-Aug
Bedrooms: 3	3	3
Baths Full / Half: 2/0	1/1	2/1
Total Fixtures: 6	5	8
AGLA: 1,614	1,541	1,680
GFLA - Ground Floor: 575	656	720
Lower Level Fin Area:		
Total Bsmt: 575	656	
Finish Basement: 0	0	0
Basement/Lower Level: 4-FULL	4-FULL	2-CRAWL
Reo Room: 432	0	0
Hac Basement: Y	Y	N
Attic: 1-NONE	1-NONE	1-NONE
Air Conditioning: Y	Y	Y
Heat: O-Forced hot air	O-Forced hot air	O-Forced hot air
FP-WB Opening: 1		
Att Garage: 312	400	0
Det Garage:		
# of stalls: 0	0	0
Other Improvements:		


Comparison Grid part 2

The Valuation section at the bottom of the grid is the most important.

This section displays the assessed values, the market values and sale data.

The main mode of comparison is price per square foot (SF). The land and building assessment per SF is shown. As well as the total market value per SF. These comparison are good indicators of uniformity.

The sale data includes date, deed type, sale price and sale price per SF. For a market value comparison use the total market value per SF to sale price per SF.

Subject Parcel	Comparable-1	Comparable-2
Parcel ID: [REDACTED]	[REDACTED]	[REDACTED]
Card: 1		
Salekey:		
		
		
Address: [REDACTED]	[REDACTED]	[REDACTED]
City Zip: [REDACTED]	[REDACTED]	[REDACTED]
Neighborhood: [REDACTED]	[REDACTED]	[REDACTED]
Valuation		
Land AV: \$8,545	\$8,654	\$8,894
Bldg AV: \$55,925	\$47,318	\$55,710
Total AV: \$64,471	\$55,982	\$65,604
Land AV / SF: \$94	\$92	\$89
Bldg AV / SF: \$34.65	\$30.71	\$30.49
Land MV: \$25,638	\$25,965	\$25,665
Bldg MV: \$167,795	\$141,968	\$170,147
Total MV: \$193,433	\$167,963	\$195,832
Total MV / SF: \$119.85	\$109.00	\$105.82
Sale Date:	03/26/2020	10/21/2019
Sale Type:	WARRANTY DEED	WARRANTY DEED
Sale Price:	\$190,000	\$212,000
Sale Price / SF:	\$123.30	\$113.96

Deed types can indicate whether a sale is a “qualified” arms-length transaction. WD = Warranty Deed, TD=Trustee Deed are normally valid sales. QC = Quit Claim, SW = Special Warranty Deed are normally “unqualified” sales and in most cases should be avoided.